



**Tucson-Pima County Historical Commission**  
Plans Review Subcommittee

**Wednesday, March 24, 2010**  
Special On-Site Meeting

**LEGAL ACTION REPORT**

1. Call to Order / Roll Call: 1:05 p.m.

Commissioners: Terry Majewski (Chair), Patsy Waterfall, Sharon Chadwick, Gal Witmer, Demion Clinco

Staff: Frank S. Podgorski, Jonathan Mabry, Aline Torres

Special Guests: Robert Frankeberger, State Historic Preservation Office Architect and Eric Vondy, State Historic Preservation Office, Donovan Durband (Ward VI) Council Administrative Assistant

2. Rio Nuevo Downtown Zone:

RND 09-05 Rialto Block-Façade Improvements (Courtyard Area); 300 East Congress Street (Rio Nuevo Downtown Zone)

Presentation by Thomas Sayler-Brown, AIA, on the final phase of the Rialto Building improvements for rehabilitation of the building eligible for inclusion in the National Register of Historic Places. No historical data on the courtyard elevations (rear of the building) remain. Windows proposed will match those installed on the North 5<sup>th</sup> Avenue (west) and Congress Street (north) elevations. The balconies will be enhanced with steel railings as presented by Mr. Sayler Brown at the meeting (decorative tubular steel painted black). Stairways to the rear balcony area will connect the courtyard area and brick upper level walls with stuccoed lower level walls are proposed. A fabric shade will be installed in the main courtyard area.

Robert Frankeberger, State Historic Preservation Office Architect commented on the proposal as follows: The rehabilitation of the courtyard area should be less seamless from the front and side of the building. The existing brick used for the original building is probably unavailable. The use of the courtyard area is a great concept but may be moving away from the original historic use of the area. The proposed window and door treatments that are carried over from the front and side of the building make the rear elevations look more like a storefront that originally was not. In treating rehabilitations such as this one, it is important to address, mass, scale and proportion rather than style.

Jonathan Mabry, City of Tucson, Historic Program Manager stated the original parapets on the building were removed around 1940. Dr. Mabry recommends separating the installation of the removed parapets on the North 5<sup>th</sup> Avenue and East Congress Street elevations from the courtyard rehabilitation at this time.

Commissioner Clinco recommends rusticated metal on the front of the courtyard porch overhang below the balcony and to clean the brick painted surface on the south elevation as the sample indicates on the building. Enclosure of the doorway adjacent to the fire riser is acceptable. Sheathing and recessed lighting will complete the underside (soffit) area beneath the balcony looking out onto the courtyard.

Motion by Commissioner Clinco to recommend approval of the proposed courtyard improvements with the following conditions: 1) Exposed brick on the southwest corner of the building with bricked in doorway; 2) Shade structure to be installed in the courtyard area; 3) New courtyard balcony to articulate a metal overhang; 4) Install contemporary glass windows on the elevations facing the courtyard area (with the option of installing the prismatic glass as shown on the submitted elevation drawings); 5) Metal handrail design as shown on the plans, and; 6) Return to the subcommittee at a later date for reinstallation of the corner parapets on the North 5<sup>th</sup> Avenue and East Congress Street elevations.

Seconded by Patsy Waterfall.

Motion passed unanimously. Vote 4-0. Chair Majewski did not vote.

3. Call to the Audience: No one to speak.
4. Meeting adjourned at 1:45 p.m.